



MONOCHROME | HOMES

Asking price £475,000

Ockleys Mead, Godstone, RH9 8AX

# Property Summary

## OVERVIEW

A beautifully maintained three-bedroom semi-detached home, ideally positioned to offer stunning far-reaching views and boasting a generously sized driveway that comfortably accommodates multiple vehicles

### Accommodation

Nestled in the picturesque village of Godstone, this delightful three-bedroom semi-detached home offers the perfect blend of countryside charm and modern living—ideal for families seeking space, comfort, and community.

The property features an inviting open-plan kitchen and dining area, perfect for everyday living and entertaining, while a separate reception room provides a cozy retreat for relaxing evenings. Upstairs, you'll find three well-proportioned bedrooms with built-in storage.

Step outside into the expansive garden, where you'll enjoy stunning views and plenty of space for children to play, gardening, or summer gatherings. To the front, a large private driveway provides ample off-street parking for multiple vehicles.

With its family-friendly layout, generous outdoor space, and enviable village location, this home is a rare find in a sought-after area—offering a peaceful lifestyle with easy access to local amenities, schools, and transport links.

### Location

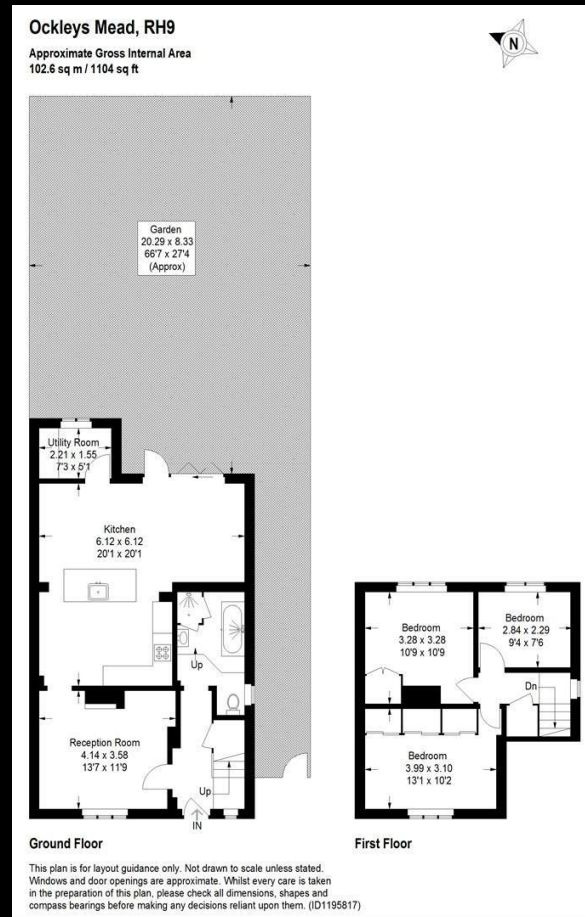
Conveniently located, Godstone is approximately half a mile south of Junction 6 of the M25, ensuring quick access to major road networks. The village is served by Godstone railway station in the hamlet of South Godstone, offering train services to Redhill and Tonbridge, making commuting to London feasible. Additionally, local bus services connect Godstone to neighbouring towns such as Oxted, Caterham, and Redhill, as well as to Gatwick Airport, enhancing connectivity for both work and leisure travel.

Residents of Ockleys Mead benefit from proximity to a range of local amenities, including shops, schools, and recreational facilities. The village boasts a selection of traditional pubs, such as The Bell Inn and The Hare and Hounds, offering welcoming atmospheres for social gatherings. For dining and shopping, Godstone Farm and Playbar provides family-friendly attractions, while Godstone Emporium offers a variety of unique retail experiences.?

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>England &amp; Wales</b>
		<b>66</b>	EU Directive 2002/91/EC

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